



Housing Authority of the City of Napa
P.O. Box 660 Napa, CA 94559-0660
(707) 257-9543 ♦ (707) 257-9239 FAX

FROM: Jenny Gonyea TO: Margaret Murphy
DATE: 4/8/05 DEPT: HCD
SUBJECT: Napa's Annual Report COMPANY: State of Calif
Number of Pages: 52 FAX: (916) 327-2643
(including cover sheet)

Message: Marty,

Attached is the Annotated Council
Agenda, showing the report was in consent
and approved.

Also attached is the Transmitted letter
showing the report was sent on 3/17/04.

In addition, you will find the Staff
Report and the actual report.

Please let me know the outcome.

Thank you for your help.

Jenny Gonyea

Pursuant to your request ☐

Original to follow by:

For your information ☐

Regular mail ☐

For your comments ☐

Certified mail ☐

For your handling ☐

Priority mail ☐

Other ☐

CONFIDENTIALITY NOTE TO "WRONGFUL/MISTAKEN RECEIVER"

The information contained in this fax message is legally privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copy of this telecopy is strictly prohibited. If you have received this in error, please immediately notify us by telephone at (707) 257-9543 and return the original message to us at P.O. Box 660, Napa, CA. 94559. Thank you

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ANROATED AGENDA

City Hall Council Chambers
955 School Street

Tuesday, March 16, 2004

Disability related aids or services are available to enable persons with a disability to participate in this meeting, consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available at the meeting for individuals with hearing impairments. If you are hearing impaired and would like information regarding this meeting, call the City's Telecommunications Device for the Deaf at 257-9506. Wheel chair access to the Council Chambers and speaker's microphone is available to all persons. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Department at 257-9503. Notification forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)

Si requiere traducion en espanol disponible para esta junta, llame at 257-9503 (City Clerk's Department), no menos de 48 horas antes de la junta.

When addressing the City Council, stating your name and address is voluntary. Information you provide is included in the minutes of that meeting. Minutes are available on the City of Napa website at www.cityofnapa.org. If you do not wish your name and/or address to appear in the minutes, please either do not volunteer the information, or volunteer the information and request that it be excluded from the minutes. In some cases, it is helpful for the City to be able to locate individuals speaking on certain items so that they may be notified of future actions on that subject.

3:30 PM NAPA COMMUNITY REDEVELOPMENT AGENDA MEETING (See Separate Agenda)

3:30 PM NAPA CITY COUNCIL REGULAR MEETING

1. ROLL CALL

2. PUBLIC COMMENTS: Public Comments is time reserved on each regular meeting agenda to provide an opportunity for members of the public to directly address the Council on items of interest to the public. In addition, the public may speak on every item listed on the agenda at some time before or during the consideration of the item by the City Council. Where the agenda provides for public input or a public hearing on a specific matter (e.g. Hearings and Appeals and Consent Hearings), comment by the public on that matter shall be made at the time designated on the agenda for such input or hearing, and shall not be made during the Public Comment portion. Where the agenda lists matters for which the Council in its discretion may or may not take public input (e.g. Administrative Reports, Council Comments or Consent Calendar items not requiring a public hearing under Hearings and Appeals or Consent Hearings), comment by the public on those matters shall be made during the Public Comment portion of the agenda, and shall not be made at the time specified on the agenda unless the City Council determines that such comment shall be taken at the time of the Council's consideration of the specific matter. The five-minute time presentation will be applied. No action will be taken under Public Comments. Unless otherwise authorized by motion and vote of the Council, inquiries that require staff response shall be referred to staff for response at a later time. Questions for staff or the applicant shall be made through the Mayor. Where inquiries requiring response by staff are so

authorized, the speaker's applicable time limit shall not be extended unless further authorized by motion and vote of the Council.

3. **CONSENT CALENDAR:** The following items listed on the Consent Calendar are considered routine and are approved by a single motion. Only the Mayor or any member of the City Council may request that any item listed under the Consent Calendar be removed and action taken separately. In the event an item is removed from the Consent Calendar, it shall be considered at the conclusion of action taken on the remaining items listed on the Consent Calendar.

Approved
Approved

Scheduled
3/30/04

Set Date 4/6/04

Accept File
Approved

Approved

Approved

Res R2004 35

Res R2004 36

Approved

Approved

Res R 2004 37

Authorized

- A. Approval of the minutes of the meetings held February 24 and 26 and March 2, 2004
- B. Authorize staff to proceed with a Zoning Ordinance amendment and concurrent processing of a Use Permit in response to request of the Land Trust of Napa County / Connolly Ranch and Blue Oak School to allow a private school in the Park and Open Space District
- C. Schedule for Tuesday, March 30, 2004, Public Hearing, proposed revisions to the 2003-2005 Fiscal Budget, 7:00 p.m.
- D. Set date for hearing, April 6, 2004 (Consent Hearing), regarding the Planning Commission's recommendation on the Cottage Cove Subdivision, Ray and Mary Welch, request to divide 57 Berna Avenue into 8 single family lots; including (1) Design Review of the proposed subdivision; and (2) a Tentative Parcel Map to divide the property, 03 012 DR SA
- E. Accept and file, 2003 Development Activity Report and Annual Housing Element Update
- F. Approval of Amendment No. 1 to Agreement 7923 with Bottomley Design Professionals for added design services for the Napa Riverfront
- G. Approval of Amendment No. 1 to Agreement 9060 with RACESTUDIO for added consulting services for the "Vision Concept" for the Gateway Area, between Imola and Third Street, Soscol and the River
- H. Approval of Amendment No. 2 to Agreement No. 7748 with Chaudhary & Associates, Inc., for additional preliminary engineering and design services related to the Napa Commuter Bicycle Path Improvement along the Napa Valley Railroad Company right of way, from Redwood Road at State Route 29 to Vallejo Street near Soscol Avenue
- I. Adopt Resolution R2004 -- approving the acquisition of 1345 Arroyo Drive (APN 003 132 003) in the amount of \$282,500 for the FEMA Real Property Acquisition and Relocation Project from Washington Mutual Bank
- J. Adopt Resolution R2004 -- approving the Right of Entry Permit and Agreement and Grant of Easement with the State of California, affecting a portion of property owned by the State (Napa State Hospital APN 046 450 041) for the Imola Tank Project
- K. Move to approve a Maintenance and Watershed Management Program Cost Sharing Agreement with the Napa County Flood Control and Water Conservation District in an amount not to exceed \$117,400 for FY 2003 - 2004
- L. Approval of Agreement with Riachars Spence Associates, Inc., in the amount of \$117,900 for professional engineering services to design the extension of Saratoga Drive from its current terminus to Silverado Trail; including improvements to the intersections of Silverado Trail, Saratoga Drive and Terrace Drive / Shurtleff Avenue / Saratoga Drive
- M. Adopt Resolution R2004 -- authorizing appropriation of funds in the amount of \$20,000 for additional costs associated with the Silverado Trail / Hagen Road Traffic Signal Project
- N. Authorize the Public Works Director to sign a Memorandum of Understanding with Energy Solutions to participate in the LightWash High-Efficiency Commercial Clothes Washer Rebate Program

4. CLOSED SESSION(S):

Continued
5/23/04

- A. CONFERENCE WITH LABOR NEGOTIATORS, GC 54957.6, City manager Pat Thompson, Assistant City Manager Nancy Weiss, Administrative Assistant Nina Williams, Management Analyst Mark Prestwich, Finance Director Jed Christensen, and the City's Negotiator Charles Sakai, discussion and direction regarding the status of negotiations with the Mid Management Unit of the Napa Police Officer's Association (continue to March 23, 2004, 5:30 p.m.)

5:00 to 6:30 PM RECESS

6:30 PM NAPA CITY COUNCIL REGULAR MEETING – Continued

5. PLEDGE OF ALLEGIANCE

6. PUBLIC COMMENTS: Public Comments is time reserved on each regular meeting agenda to provide an opportunity for members of the public to directly address the Council on items of interest to the public. In addition, the public may speak on every item listed on the agenda at some time before or during the consideration of the item by the City Council. Where the agenda provides for public input or a public hearing on a specific matter (e.g. Hearings and Appeals and Consent Hearings), comment by the public on that matter shall be made at the time designated on the agenda for such input or hearing, and shall not be made during the Public Comment portion. Where the agenda lists matters for which the Council in its discretion may or may not take public input (e.g. Administrative Reports, Council Comments or Consent Calendar items not requiring a public hearing under Hearings and Appeals or Consent Hearings), comment by the public on those matters shall be made during the Public Comment portion of the agenda, and shall not be made at the time specified on the agenda unless the City Council determines that such comment shall be taken at the time of the Council's consideration of the specific matter. The five-minute time presentation will be applied. No action will be taken under Public Comments. Unless otherwise authorized by motion and vote of the Council, inquiries that require staff response shall be referred to staff for response at a later time. Questions for staff or the applicant shall be made through the Mayor. Where inquiries requiring response by staff are so authorized, the speaker's applicable time limit shall not be extended unless further authorized by motion and vote of the Council.

7. CONSENT HEARINGS – The following items listed under Consent Hearings are considered routine and will be approved, adopted, accepted, etc., by one motion of the Council and roll call vote. A member of the public or a member of the City Council may remove any item designated under this portion of the agenda for separate discussion and action upon request. In such instance, the item shall be considered at the end of the Hearings and Appeals section of this agenda.

- | | |
|--------------|--|
| Res R2004 38 | A. Adopt Resolution R2004 — establishing an underground utility district on First and Second Streets between California Boulevard and Jefferson Street for undergrounding existing overhead utilities; and authorizing appropriation of funds in the amount of \$300,000 from the Utility Underground Component of the Street Improvement Fee Account |
| Res R2004 39 | B. Adopt Resolution R2004 — joining the Statewide Communities Infrastructure Program of the California Statewide Communities Development Authority to enable property owners to finance development impact fees for public capital improvements imposed on new development and adopt Resolution R2004 — adopting Administrative Fee in the amount of \$1,000 |
| Res R2004 40 | |

8. ADMINISTRATIVE REPORTS – Reports and recommendations from administrative staff intended for City Council discussion/action and for which public input will only be entertained upon request of the Council. Action will only be taken at this meeting if the agenda description specifically provides for the same.

Public Hearing
3/30/04

- A. Discussion and direction regarding 2004-2005 project priorities
9. COUNCIL GENERAL DISCUSSION – GC 54954.2(a): This is the opportunity for the Councilmembers to ask questions for clarification, provide information to staff, request staff to report back on a matter, or to direct staff to place a matter on a subsequent agenda.

10. ADJOURNMENT

Next Meeting – March 23, 2004

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING (S) WAS POSTED
AT CITY HALL, 955 SCHOOL STREET, ON Wednesday, March 10, 2004 AT
1:00 ~~PM~~ PM.


PAMYLA NIGLIAZZO, MMC
CITY CLERK

MAYOR'S MESSAGE:

We, the Council, pledge to listen carefully to both sides of an issue, examine the rights of the individual, and see to the needs of our community before we make our decision.

Persons appearing before this Council will be heard. The courtesy extended to the individual speaker by the Council is what the Council expects from the audience toward that speaker. It is important that our meetings be conducted as efficiently as possible; please turn off cell phones and pagers before entering the Council Chambers. We thank you for your cooperation.

NOTE: TO LEARN MORE ABOUT YOUR LOCAL GOVERNMENT, VISIT US AT OUR WEBSITE.
WWW.CITYOFNAPA.ORG

The Napa City Council meets regularly on the first and third Tuesday of each month. The Council may also meet on the second and/or fourth Tuesday for the purpose of completing unfinished business and/or study session. All meetings are held in the Council Chambers, City Hall, 955 School Street. The deadline to submit items to be scheduled for regular Council meeting agendas is 5:00 p.m. the Friday, eleven days prior to the Tuesday meeting. Correspondence and any other written material for an already scheduled agenda must be submitted no later than 12 o'clock noon on the Wednesday preceding said meeting.

NOTE: The time limit within which to commence any lawsuit or legal challenge to any quasi-judicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitations period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-judicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred.

If a citizen wishes to challenge the nature of the above actions in court, they may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Napa, at or prior to the public hearing. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1600 First Street
Mailing Address:
PO Box 660
Napa, California 94559-0660
(707) 257-9530 FAX: (707) 257-9522

March 17, 2004

Cathy Creswell, Director
Department of Housing and Community Development
Division of Housing Policy Development
PO Box 952053
Sacramento, CA 94252-2053

Re: Annual Housing Element Evaluation - City of Napa

Dear Ms. Creswell,

Attached is the City of Napa's Annual Housing Element Evaluation. The City Council reviewed and accepted the report March 16, 2004. Much progress has been made locally in the last year on housing construction and housing programs. The City adopted a long-awaited comprehensive zoning ordinance update that included many revisions to facilitate housing.

The housing agreement between the City and County of Napa is mentioned on p. 25. Our understanding from County of Napa staff is that the Housing Element revisions to shift a portion of County housing needs to the City are expected to be available in April, 2004.

Very truly yours,

Richard Bottarini
Community Development Director

03 APR 2005 09:22:12

AGENDA ITEM NO. ____

Records File #: ____

Retention: ____

**NAPA CITY COUNCIL
AGENDA SUMMARY REPORT
March 16, 2004**

SUBJECT:

2003 Development Activity Report and Annual Housing Element Update

ORIGINATED BY:Planning Division, Community Development Department *pk***DISCUSSION:**

Attached are two reports relating to how the City is progressing in implementing Housing Element goals and objectives. The first is residential building activity and affordable housing development. The second is the Annual Housing Element Evaluation for 2003.

1. Residential Building Activity in 2003***Building Permits***

The City Council has asked that staff periodically monitor housing activity. Building permit activity was lower than average in the last year. 197 building permits were issued for a variety of housing types: single family homes at the McKinley, Scenic Place and Vintage Napa (formerly Fiori di Napa) subdivisions and others; attached single family at Pear Tree and La Homa Village; and 35 apartments—30 at Lincoln Gardens, a duplex at 1790 E Street and a small addition to an existing apartment on Clay Street.

Projects either already under construction or grading and expected to pull building permits in the next year include: remaining 21 units at McKinley, 19 at Vintage Napa, 15 at Pear Tree Lane, 56 at Valley Oak, and 16 at Ross Estates. Several other approved projects have the potential to pull some or all permits within the next year.

Project Approvals

Project Approvals last year totaled 428 units; ¾ of these units were at Sheveland Ranch. Other projects included single family subdivisions at Ross Estates and Highland Court, a large lot subdivision at Stanly Ranch, a Napa Valley Community Housing low income apartment called Magnolia Park, an innovative mixed use project at Sciambra Bakery including 23 apartments, and a 9 unit townhome project. Of total units approved, 41%, are expected to be affordable to very low, low or moderate income households.

Pending Applications

Pending applications continue to be numerous, although the timing of their construction (if approved) is difficult to predict. Pending projects, particularly larger ones, often change through the planning process, and some are withdrawn or denied. Once approved, financing is sought, then final improvement plans are prepared, which go through Public Works and building permit review. Larger projects may be phased based on market conditions. Once construction is underway, single family homes typically take about 6 months, and apartments 12 months to complete. By reviewing Attachment 2, the "Residential Approvals" listing, projects often take 2-3 years from approval dates to be completed. Some projects receive approvals but do not proceed.

Recognizing such uncertainties, pending applications, some of which are at the early, pre-application concept review stage, include:

Gasser Mixed Use Master Plan	Soscol Ave	300-350 apartments; 100-150 townhomes; 24 unit transitional housing, 60 bed homeless shelter and commercial uses (EIR under preparation)
Big Ranch II Subdivision	Big Ranch Rd	22 lots
Forest Drive Subdivision	Forest Drive	5 lots
Cottage Grove Subdivision	Berna	8 lots
Oak Leaf <i>Pre-app.</i> review	Wyatt	28 lots
Hansen Subdivision	Terrace	15 lots
Terrace Drive Estates	Terrace	19 lots
Napa Terrace	Silverado	26 lots
Hussey Ranch <i>Pre-app.</i> Review	Partrick	70 lots
Riverfront Mixed Use <i>Pre-app.</i>	Main	54 units as part of a mixed use project
River Park Townhomes	Sheveland	54 townhomes
Golden Gate Village	Imola W	16 apt.s
Silverado Terrace <i>Pre-app.</i>	Silverado Tr	8 townhomes
Mis'c. small subdivisions/projects		<u>8 lots/units</u> 733-833

The above list includes several subdivisions in Terrace Shurtleff. Timing of the Riverfront Mixed Use and Gasser Projects are related to Flood Project construction.

"Even Rate of Growth" and Development Activity.

The City's 2003 building permit totals stay well within the City's "even rate of growth" pace. General Plan projections, developed in April, 1994, projected another 7,840 homes by 2020, which is an average of 304 units per year. In April, 1994, there were an estimated 26,189 homes in the City of Napa (1990 census plus building permits issued). Adding 304 units/year to 26,189 homes to the end of 2003 results in 29,125 homes by the end of 2003. The City has issued an average of 280 building permits a year since April, 1994. (-232 under). Reviewing the building permit activity chart finds that since 1994, there have been only 2 years when total residential development has exceeded 300 units per year. In future years, there are very few projects large enough to cause an increase over the average rate of growth. Large projects will typically be phased over more than a year in any case due to market conditions. Considering existing projects under construction, timing of approved projects and discussion with the Sheveland Ranch project manager, it appears unlikely to staff that 2004 building permits will exceed the average.

Note: In August, staff also reviewed building permit activity against the Draft Pacing Ordinance. Building permit activity in 2003 remained within that allowed by the *draft* Pacing Ordinance. It is possible, given the number of subdivisions currently under construction and approved that the draft Ordinance's "above moderate" allocation of 140 units/year could be exceeded in 2004.

2. The Annual Housing Element Evaluation for 2003 outlines progress the City has made in accomplishing policies in the City's Housing Element. This is a report required by the State Department of Housing and Community Development and describes zoning changes as recommended in the Housing Element; the City/County Housing Agreement; continued housing construction progress and financial resources put in place to support housing goals.

FINANCIAL IMPACT:

None

CEQA DETERMINATION:

☒ Exempt ☐ EIR Prepared
☐ Negative Declaration prepared
☐ Previous CEQA document; no additional review required

DOCUMENTS ATTACHED:

Annual Housing Element Evaluation
Building Permits and Residential Approvals 1999-2003

COUNCIL ACTION REQUESTED:

For information; no action required.

PRIMARY PARTIES NOTIFIED:

Former Housing Advisory Committee members

ATTACHMENT 1A

City of Napa
Building Permit Activity

*proposed
toward
Rhode*

Year	SF Detached	SF Attached	Duplex	3plex 4plex	5+ Apt. units	Total new units	Cum new units
90	318	0	10	8	64	400	400
91	157	77	2	4	213	453	853
92	115	0	14	4	0	133	986
93	132	0	16	3	57	208	1194
94	202	6	2	0	10	219	1413
95	182	11	0	0	0	193	1606
96	113	0	2	0	0	115	1721
97	96	9	0	0	0	105	1826
98	221	22	10	0	25	278	2104
99	326	16	4	4	115*	465	2569
00	229	0	0	4	0	233	2802
01	112	0	0	3	132**	247	3049
02	108	0	24***	0	593***	725	3774
03	80	82	2~	3~	30~	197	3971

*1999 projects included 102 low income family units, Silverado Creek Apts., Villa Lane

**2001 projects included 115 senior low income units at The Reserve, Trancas

***2002 projects include:

24 duplex units at La Homa Village

200 apartments at Von Uhlig Ranch (Montrachet)

200 apartments at Hawthorne Village, Solano

115 senior low income apartments at The Vintage on Redwood Road

78 senior low income Jefferson Street apartments just north of Trancas

~2003 projects include

2 duplex units at Wine Valley Cottages

3 unit apartment (net 2 new), Clay Street (Pepi)

30 unit Apartment Lincoln Gardens

82 single family attached at La Homa Village and Pear Tree Lane

80 single family detached at McKinley, Scenic Place, Vintage Napa on El Centro & mis'c

rev. 2/17/04

ATTACHMENT 1B**Napa Residential Approvals, 1999-June 30, 2003****1999**

City Council	Approved	Units + type	Affordability	Status*
Valley View	4/99	40 sf lots	--	Complete 2002
Reno Estates	5/99	14 sf lots	--	Complete 2002
Tiburon Creek	10/99	23 sf lots	--	Complete 2002
Drury	11/99	19 sf lots	--	Complete 2002
Browns Valley Estates	7/99	7 sf lots	--	Complete 2002
Pine Street	11/99	14 sf lots	--	Complete 2002
Dorothy Court	9/99	7 sf lots	--	Expired map
Chaudhary Estates Ext	12/99	7 sf lots	--	Complete 2000
Silverado Creek II	9/99	23 sf lots	--	Complete 2000
Raven Estates	12/99	8 sf lots	--	Complete 2000
Las Flores Court	3/99	25 sf + 24 sfa	10 sfa	Complete 2000
Dry Creek Estates	11/99	9 sf lots	--	Complete 2001
Buhman PM	10/99	1 sf lot	--	Complete 2001
Mills Subdivision	12/99	8 sf lots	--	Complete 2002

Planning Commission

Fisher PM	6/99	3 sf lots	--	Under Constr
Paradise	12/99	2 sf lots	--	Complete 2002
Larsen PM	8/99	3 sf lots	--	Complete 2002

2000

City Council	Approved	Units + type	Affordability	Status*
Hidden Glen Ext.	10/00	37 sf lots	--	Approved
The Reserve	2/00	117 senior apts	117	Complete 2003
Fiori /Vintage Napa	6/00	26 sf lots	--	Under Constr.
Lloyd Place	7/00	10 sf lots	--	Complete 2003
Fox Subd Ext.	10/00	8 sf lots	--	Expired
Tierra Grove	6/00	29 sf lots	--	Complete 2002
Sandri Estates	10/00	10 sf lots	--	Complete 2002
Laurel Corners	10/00	12 sf lots	--	Complete 2002

Planning Commission

Adamson	6/00	(2 sf lots)	--	extended 2002
Valley Oak	8/00	3 sf lots	--	Under Constr
Villa Lane Villas	11/00	18 apts	2	Complete 2002
16 expected aff to mod				
Borchers PM	9/00	4 sf lots	--	Complete 2003
Baywood	4/00	4 sf lots	--	Complete 2001
Hopewell	00	1 new sf	--	Complete 2000

2001

City Council	Approved	Units + type	Affordability	Status*
Lexington Court (revision of Hillview)	4/01	12 sf lots	--	Complete 2002
The Vintage	1/01	115 senior apts	115	Complete 2003
Rolff's Manor	3/01	21 bed assist living	21 beds	Approved
McKinley	10/01	49 sf lots	--	Under Constr.

Wine Valley Cottages	9/01	2 sf, 2 sf attached	--	U. Constr.
Cole Ranch	6/01	12 sf lots	--	Complete 2003
Jefferson St. Apt.s	4/01	78 senior apts	78	Under Constr.
Old Vine Way	5/01	38 sf lots	--	Complete 2003
Hawthorne Village	6/01	200 apts	20 low/vl	Complete 2003
			180 expected aff. to mod	
Arden Court Extension	6/01	(60 bed sk. nurs.)	Hospice later approved this site	

Planning Commission

Pine Meadows	5/01	3 sf lots	--	Complete 2002
Jarvis Conservatory	2/01	7 sleeping rooms	7 rooms	Complete 2002
Douglas granny unit	12/01	1 second unit	1	Legalized 01
Linda Vista Estates	1/01	4 lots	--	Complete 2003
Clark	10/01	3 lots	--	Approved
Metaxas	10/01	1 granny unit	1	Expired

2002

City Council	Approved	Units + type	Affordability	Status*
Von Uhlit PD	1/02	200 apts 79 sfa	20 low/vl apts. 8 mod. sfa 180 apts. expected aff to mod	Under Constr.
Calise Papa	1/02	4 lots	--	Approved
York Gardens	2/02	6 lots	--	Complete 2002
La Homa	4/02	24 apts +18 sfa	4 low apts 20 apts. expected aff to mod	U.Constr.
Lincoln Gardens	5/02	30 apartments	3 very low 27 expected aff to mod	U.Constr.
Rexford Mobile Estates	5/03	6 mobile homes	6 expected aff to mod	Complete 2003
Cox	6/02	4 lots	--	Complete 2003
Zinfandel	9/02	12 lots	--	Approved
Valley Oak Villas	9/02	56 sfa (w 29 second units)	6 mod	Grading
Pueblo Orchard	9/02	15 sfa	15 low	Approved
Scenic Place	10/02	11 lots	--	Under Constr.
Lincoln Grove PM	12/02	4 lots	--	Approved
Johnson	12/02	7	--	Approved
Napa Resort & Spa	10/02	18 room employee housing dorm.		Approved

Planning Commission

Leaning Oak Estates	2/02	4 lots	--	Under Constr.
Woods	2/02	4 lots	--	Approved
Pachetti	2/02	2 lots	--	Under Constr.
Durham	2/02	2 lots	--	Approved
Hall	4/02	2 lots	--	Complete 2003
Adamson extension	4/02	2 lots	--	Approved
Salemme	7/02	2 new lots	--	Under Constr.
Davis home addition	8/02	1 add'l house on lot	--	Approved
Pepi apt. addition	10/02	2 add'l apts.	--	Complete 2003
Fry	11/02	2 lots	--	Approved
Second units (4 sep. applications)		4 second units		Approved

2003**City Council**

	Approved	Units + type	Affordability	Status*
Ross Estates	1/03	16 lots	--	Grading
Stanly Ranch	3/03	18 lots	--	Approved
Highland Court	5/03	7 lots	--	Approved
Sheveland Ranch	9/03	180 sfa (w 22 second units) 6 mod. 124 apartments	13-14 v low 14 low 96-97 expected aff to mod	Approved
Magnolia Park Apts.	9/03	29 apartments	6 v low, 23 low	Approved
Sciambra Mixed Use	10/03	23 apartments	1 vlow, 1 low 21 expected aff to mod	Approved
Eggleston PM	12/03	2 added s.f.	--	Approved
El Centro Commons	12/03	9 condo townhomes	--	Approved

Planning Commission

Pena Second house	1/03	1	--	Under Constr
New 2d Units	2/03	2	--	Approved
Chrisco Second home	6/03	1	--	Approved
O'Gallagher 2d unit	6/03	1	--	Approved
McKenzie PM	7/03	<i>lot split with 2 existing homes; no added potential</i>		
Lincoln Grove PM II	9/03	3	--	Approved
S.F. house on exist lot	10/03	1	--	Approved
Clark Parcel Map Ext.	10/03	3	--	Approved
Tekaas PM	10/03	3-2 new (1 exist. house)	--	Approved
Brauning PM	10/03	4-2 new (2 exist. house)	--	Approved
Arrambide second house	11/03	1	--	Approved
Borrette PM	12/03	2-1 new (1 exist house)	--	Approved
Uffelman house	12/03	1	--	Approved
Hedley PM	12/03	<i>lot split with 2 existing homes; no added potential</i>		
Darling Estates PM	12/03	4 lots	--	Approved

KEY

* Completion dates are approximate

PM=Parcel Map Ext.=Extension of earlier approval vl=very low income
 sf= single family sfa=single family attached aff=affordable mod=moderate

Summary Commission and Council APPROVALS by Type of Unit and Year

Year	S.F. Detached	S.F. Attached	2-4 units	5+ unit apt.s	Overall Totals	Affordable Portion**
1999						
PC	8				8	
CC	205	24			229	10 + 0
<i>Totals</i>					237	10
2000						
PC	14			18	32	
CC	132			117	249	119 + 16
<i>Totals</i>					281	135
2001						
PC	10				12	
CC	115			393	508	213 + 180
<i>Totals</i>					520	393
2002						
PC	21			2	23	
CC	48	168	24	230 + 6	476	56 + 238
<i>Totals</i>				MHP spaces	499	294
2003						
PC	20				20	—
CC	43	189	—	176	408	64-65 + 117-118
<i>Totals</i>	63	189		176	428	176

**First number includes very low, low or moderate income units with long term Housing Authority restrictions; second number are market rate apartments and permanent mobile home park spaces anticipated to be affordable to moderate income households. Excludes accessory second units

ATTACHMENT 2**ANNUAL HOUSING ELEMENT REVIEW (2003)**

Background

The City's General Plan Housing Element was adopted December 4, 2001 and formally certified by the State Department of Housing and Community Development on March 26, 2002. It establishes City goals and policies relating to future housing and our residential neighborhoods.

Key findings from the housing element's community-based process were that

- ☐ All types of market rate housing are generally *not* affordable to low and very low income households, and single family homes are *only* affordable to above moderate income households;
- ☐ The City's housing stock is predominantly single family;
- ☐ The city's available land supply is limited;
- ☐ There is a very tight housing supply, especially for market rate rentals; and
- ☐ Housing costs are relatively high compared to salaries for many local jobs.

These findings are generally unchanged over the past year, however, the completion of Hawthorne Village Apartments has increased apartment vacancy rates from less than 1% to about 3%, still a low rate.

The **Housing Element Vision** is that Napa in 2020 will be a balanced, vital and evolving community with a socially and economically diverse population that has preserved our small town feel and heritage, sense of community, beautiful natural environment, attractive neighborhoods, vital and diverse businesses and adequate services. There will be lots of housing types and choices so that people can live, work and play here. Neighborhoods show pride in their design and maintenance. Support systems are in place to help the disadvantaged. Infrastructure is improved and services work well. We will be able to get around easily and safely. There will be lots of interaction and community involvement, and a commitment to action on housing programs.

Major Housing Element Policies to accomplish this Vision are to

- ☐ Make efficient use of vacant and built on land within the RUL to help maintain the city's agricultural environment and open space;
- ☐ Promote housing opportunities to meet needs of Napa's workforce
- ☐ Encourage a greater mix of housing types to meet needs and provide greater housing choices
- ☐ Retain existing multi family sites for multi family uses
- ☐ Support and encourage new affordable housing projects
- ☐ Assure high quality, well designed housing that fits the surrounding neighborhood
- ☐ Promote the development and rehabilitation of housing to meet local population needs of special needs groups such as seniors and the disabled.
- ☐ Encourage legislative changes, outreach and increases in resources to provide for housing needs

Accomplishments

These and other Housing Element policies set the stage for many programs to accomplish the goals. As required by State Housing Law, programs must be specific and quantifiable so they can be

monitored and assessed over time. This report is the second annual Housing Element review to describe specific progress being made.

Over the past year, progress continued in several fronts:

- ❑ Perhaps the most significant housing achievement in 2003 has been the **cooperative agreement between the City and County of Napa to shift housing needs** assigned to the County to the City in exchange for revenue sharing and other measures. The Housing Element promoted a city/county housing commission to look at city/county issues. The cooperative effort that has evolved through the Napa County League of Governments as part of a Countywide Development Strategy has exceeded expectations.
- ❑ **Construction of a wide variety of housing types** continued in 2003.
 - 78 units of low income senior housing was under construction and nearing completion by the end of 2003, meeting objectives in the Housing Element.
 - Several market rate apartments were under construction and were completed or nearing completion by the end of 2003, constructed after a gap of more than a decade, providing housing opportunities for moderate income households and an increase in vacancy rates.
 - Added special needs housing was acquired
 - Approval of a **variety of new housing types** for all income levels occurred during 2003.
- ❑ Adoption of the City's comprehensively revised **zoning ordinance** was another major achievement. Adopted by the Council in August, 2003, the ordinance implements many specific items called for in the Housing Element, including a new Affordable Housing Overlay Zone. The Zoning Ordinance is now consistent with the General Plan.
- ❑ **A Mixed Use Strategy** was underway to facilitate multi family residential infill and residential mixed uses in the Downtown area.
- ❑ Numerous sites **designated and zoned Multi Family prior to 1998** and developed largely with multi family uses were identified during the detailed Zoning Ordinance review and **were re-designated back to Multi Family Residential and rezoned.**
- ❑ A new **fair housing and mediation agency** was put in place.
- ❑ The city's Housing Advisory Committee members agreed to dissolve in order to restructure themselves as a private community **advocacy** group.
- ❑ While recognizing more can be done in the future, **resources** continue to be made available for affordable housing –and for neighborhood improvements. Inclusionary fees and refinancing of a redevelopment bonds provided additional resources.

The attached summary lists the numerous specific programs in the Element, with more detailed information evaluating each.

Planning Division 2/04

CITY OF NAPA ANNUAL HOUSING ELEMENT REVIEW - EVALUATION OF HOUSING ELEMENT PROGRAMS (2003)

The City's Housing Element was adopted December 4, 2001 and certified by the State Department of Housing and Community Development on March 26, 2002. It established a number of specific programs that need to be accomplished in the 1999-2007 time frame. Recognizing limited staff and budget resources, some of the programs have time frames beyond 2003 and are not discussed beyond noting "Later time frame". However, substantial progress has been made by 2003 on many Housing programs as described in the following summary. The summary lists the Housing Element program, followed by a brief evaluation.

Goal 1: A Vital and Diverse Community.

H-1.A Multi Family Densities. The City shall reconsider General Plan Multi Family pod density ranges for potential increases up to 40 units per acre where possible (e.g., where traffic conditions, parks and other services would be adequate; and/or near transit stops and other services); and/or on key sites/areas already designated multi family or mixed use.

Responsibility: Planning Department
Financing: Staff time
Objectives: General Plan Amendment to increase Multi Family density ranges
Time Frame: 2004

Evaluation: Later time frame

H-1.B Land Use Designations. The City shall reconsider larger parcel land use designations in the Golden Gate Drive area for potential increases in single family densities and additional multi family use.

Responsibility: Planning Department
Financing: Staff and consultant time to develop Specific Plan
Objectives: Adopt Specific Plan (or similar planning effort)
Time Frame: 2004-5

Evaluation: Later time frame. The Golden Gate area is currently outside the City's Urban Service Area, which must be modified prior to annexation. A request for a LAFCO Sphere of Influence Study was made in 2001; that request is still pending. LAFCO's proposed time frame to review is within the next two years.

H-1.C Senior Projects. To provide for wise use of land resources, the City shall require a market analysis when new senior projects over 10 units in size are proposed to identify the ability of these projects to meet local area needs. The City may then consider action or policy to discourage such projects when they are not responsive to local needs, and as an alternative, emphasize workforce and family based housing.

Responsibility: Planning Department
Financing: Private sources as part of development review
Objective: Evaluate need for added senior housing, given limited land supply
Time Frame: As projects are submitted
Evaluation: No market rate senior project applications were submitted in 2003.

H-1.D Density Bonus Revisions. The City shall continue to permit increases in density above the maximum general plan and zoning density ranges consistent with state law (Govt Code 65915) and the City's local ordinance. The local density bonus ordinance shall be amended as necessary for consistency with State law.

Responsibility: Planning Department and City Attorney
Financing: Staff time
Objectives: Modify density bonus ordinance
Time Frame: 2002 as part of Zoning Ordinance update

Evaluation: Completed. The Comprehensive Zoning Ordinance Update adopted by the Council August 12, 2003 incorporated revised density bonus provisions consistent with State law. (ZO Section 17.52.130)

H-1.E Density Bonus for Multi Family. The density bonus ordinance shall be amended to incorporate language that specifies the amount of the bonus which may be provided in multi family zone districts for qualifying projects defined in H-1.6.

Responsibility: Planning Department and City Attorney
Financing: Staff Time
Objectives: Specific Revision to Density bonus ordinance
Time Frame: 2002 as part of Zoning Ordinance update

Evaluation: Completed. See H-1.D. The H-1.6 provisions are found in Section 17.52.130 D.1.g.

H-1.F Market Analysis. The City shall focus housing and employment development efforts by preparing a study which analyzes recent and anticipated types, numbers and incomes of jobs by industry, sets up an ongoing monitoring program, and develops strategies to further address housing and jobs linkages.

Responsibility: City Manager and Redevelopment Agency
Financing: General Fund
Objectives: Improve focus of housing and employment development efforts
Time Frame: 2004

Evaluation: Later time frame

H-1.G Job Impact Analysis. The City shall analyze the impact of major non-residential development proposals on increased housing demand and may require mitigation measures (above inclusionary requirements) to provide better housing and jobs balance in the City of Napa.

Responsibility: Planning Department
Financing: Staff Time; private impact analyses
Objective: Heightened link between jobs and housing
Time Frame: As Major Projects are reviewed

Evaluation: The Napa Resort and Spa approval in 2002 included an 18 room employee housing dormitory as part of the project. In addition, the project will pay inclusionary fees for the entire square footage of the project. Further, the Resort operator proposes to conduct recruitments to hire local resident employees for the resort.



Housing Authority of the City of Napa
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(707) 257-9543 ♦ (707) 257-9239 FAX

FROM: Jenny Egan TO: Margaret Murphy
DATE: 4/8/05 DEPT: HRD
SUBJECT: Napa's Annual Report COMPANY: Statutory Calif.
Number of Pages: _____ FAX: (916) 327-2643
(including cover sheet)

Message: Hi -

Here is 2nd Half -
Our fax machine couldn't
hold & feed the entire document.

Thanks

Jenny

Pursuant to your request ☐

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H-1.H Working at Home. The zoning ordinance update shall review home occupation provisions to determine whether more flexibility can be provided in standards for home occupations, and to add the possibility for live/work projects.

Responsibility: Planning Department and City Attorney
Financing: Staff Time
Objectives: Specific Revision to Density bonus ordinance
Time Frame: 2002 as part of Zoning Ordinance update

Evaluation: Completed. The Comprehensive Zoning Ordinance Update adopted by the Council August 12, 2003 incorporated greater space flexibility for home occupations, and provisions for live/work projects. (Section 17.52.240)

H-1.I Employee Housing. The City shall, during review of major projects in mixed use areas, encourage project developers to consider and propose housing if feasible.

Responsibility: Planning Department
Financing: Staff Time
Objectives: Provision of residential/non residential mixed use as feasible
Time Frame: As projects are proposed

Evaluation: See H-1.G. In addition, the Sciambra Bakery expansion approved in 2003 in the new-since-2000 Mixed Use "Pod 475" was encouraged to include multi family residential as part of the project and did so. The approved project includes 23 apartments on 1.04 acres of the 1.7 acre site.

H-1.J Housing Sites Study. The City shall initiate a Housing Sites study which, in part, shall review whether any surplus or potentially surplus institutional lands are appropriate for residential/non residential mixed use development and/or affordable housing.

Responsibility: Housing Authority, Planning Department, Redevelopment Agency
Financing: Staff time, General or Redevelopment Funds
Objectives: Completion of Housing Sites analysis for surplus or potentially surplus institutional lands
Time Frame: 2004 (Also see related program H-2.D)

Evaluation: Later time frame.

Goal 2: Housing Types and Choices

H-2.A Zoning Incentives for Mixed Use. The Zoning Ordinance update shall review and provide for height limit bonuses up to 6 stories Downtown and 4 stories elsewhere and shared parking standards for well designed mixed use projects that mitigate impacts and incorporate substantial residential uses. Density bonuses shall also be provided for qualifying projects in accordance with State Government Code 65915.

Responsibility: Planning Department and City Attorney
Financing: Staff Time
Objectives: Specific Revision to Density bonus ordinance; 30 residential (mixed use) units
Time Frame: 2002 as part of Zoning Ordinance update

Evaluation: Completed. The Comprehensive Zoning Ordinance Update adopted by the Council August 12, 2003 incorporated the zoning incentives for mixed use described in H-2.A. (Sections 17.52.210 Height Bonus; 17.52.130 Density Bonus; 17.54.080 Shared Parking)

H-2.B Reduce Disincentives. The City shall review Public Works, Building and Fire standards to reduce or eliminate disincentives to mixed use development.

Responsibility: Planning Department
Financing: Staff Time
Objectives: Report recommending mixed use standards.
Time Frame: 2003

Evaluation: The Redevelopment Agency, in conjunction with Planning and other City Departments, is developing a *Mixed Use Strategy* for Downtown area development. The *Strategy* is looking at revising standards to facilitate Residential Mixed Use Downtown, and is expected to be completed in 2004.

In addition, the Planning Division has completed a draft of the *Tannery Bend Development and Design Guidelines* for the Tannery Bend Mixed Use "POD 489". The document and related zoning have been developed to facilitate mixed use in this area. The Planning Commission held a workshop on the Tannery Bend draft in December, 2003; a final draft is anticipated March, 2004.

H-2.C Rezone Multi Family Sites. The City shall immediately rezone all sites designated "Multi Family Residential" in the General Plan to a consistent "Multi Family Residential" zoning district. (SEE APPENDIX A)

Responsibility: Planning Department and City Attorney
Financing: Staff Time
Objectives: Rezone all multi family sites to the Multi Family Zoning District
Time Frame: concurrently with Housing Element (2001)

Evaluation: Completed. A new Multi Family Residential Zoning District, and rezoning of Multi Family sites to this District was adopted December 4, 2001. The Comprehensive Zoning Ordinance Update later adopted by the Council August 12, 2003 reformatted and incorporated the 2001 Multi Family District.

H-2.D Multi Family Sites Study. The City shall initiate a Multi Family sites study to identify other appropriate sites for multi family use. Criteria shall include proximity to transit and/or services, environmental site constraints, and neighborhood "fair share".

Responsibility: Housing Authority, Planning Department and Redevelopment Agency
Financing: Staff Time, General or Redevelopment Funds
Objectives: Completion of Sites study for future General Plan Amendment
Time Frame: Sites study: 2004; General Plan Amendment followup 2005.

Evaluation: In 2003-04 the Redevelopment Agency/City are developing a Mixed Use Strategy for the Downtown area which is targeting potential surplus institutional sites, as well as private sites in the downtown area that could be developed, mostly longer term, as infill multi family and residential mixed use projects. This Strategy includes limited zoning and general plan changes to encourage such use. A residential mixed use project

including more than 50 units has been submitted for conceptual review on one of the identified sites.

In addition, although major sites in the Tannery Bend are in private ownership, and the area is already designated "Mixed Use", the City has prepared draft "Tannery Bend Development and Design Guidelines" and a corresponding Zoning District to provide greater use and design direction for the area, including encouraging residential mixed uses.

H-2.E "Clean up" Multi Family Redesignations. The City shall identify sites which were previously designated Multi Family, have been developed largely with multi family uses and make sense to redesignate Multi Family with a "cleanup" General Plan Amendment. Such redesignations would eliminate numerous nonconforming use situations and provide modest added potential on remaining vacant or underutilized lots in these areas. The study shall evaluate the potential for additional "clean up" redesignations.

Responsibility: Planning Department
Financing: Staff Time
Objectives: Additional Multi Family "cleanup" amendments
Time Frame: 2003

Evaluation: Completed. Numerous sites previously designated and zoned Multi Family and developed largely with multi family uses were identified during the detailed Zoning Ordinance review and were re-designated back to Multi Family Residential (A General Plan Amendment) and rezoned as part of the Zoning Ordinance Update package adopted August 12, 2003. This redesignation/rezoning involved 15 areas affecting approximately 214 properties.

H-2.F New Rental Units. The City Housing Authority shall construct or assist construction of new affordable rental units for very low and low income renter households.

Responsibility: Housing Authority, Redevelopment Agency, private developers and non profit agencies including Napa Valley Community Housing and BRIDGE Housing, Progress Foundation
Financing: Possible sources of funding include: Redevelopment Agency tax increment set aside and local housing trust fund, inclusionary zoning and density bonus program, Low income Housing Tax Credit Program, HOME Rental Construction Program.
Objectives: 236 units of affordable very low or low income rental housing for families/households.
Time Frame: 1999-mid 2006
 1999-2000: Completed 45 very low income units at Pecan Court, School House Court, Silverado Creek and Whistlestop Apts. Completed 113 low income units at Pecan Court, School House Court, Silverado Creek, Whistlestop Apts. of which 79 units are credited to City and 34 to the County of Napa
 2000-2005: 100 rental units, 75 for very low income and 25 for low income renter families/households.
 2005-mid 2006: 30 units, 7 for very low income and 23 for low income renter families/households.
Evaluation: Exceeding Objectives. Three senior low and very low income projects totaling 310 units have been approved since the year 2000 and are

completed or under construction. They include The Reserve (115 units), The Vintage (117 units) and Jefferson Street Apartments (78 units).

In addition, the City has approved several other residential projects since 2000 that will include 105-106 units restricted to low or very low income households, and a 15 unit low income project.

- o La Homa Village: will include 2 restricted very low and 2 low income apartments—under construction.
- o Lincoln Gardens: 3 apartments restricted to very low income rents—under construction
- o Von Uhlig/Montrachet: 10 very low and 10 low income apartments—under construction
- o Hawthorne Village: 10 very low and 10 low income apartments—completed and occupied 2003
- o Pueblo Orchard: 15 low income single family attached rentals—Approved.
- o Sheveland Ranch: 13-14 very low income and 14 low income apartments—Approved.
- o Magnolia Park: 6 very low income and 23 low income apartments – Approved.
- o Sciambra Mixed Use: 1 very low, 1 low income apartments- Approved

H-2.G New Ownership Units. The City Housing Authority shall construct or assist construction of new affordable *ownership* units for first time low and moderate income homebuyers. This may include Self-Help (where the future owner/resident provides labor toward the development of the units and/or assists in sharing the cost of building the units) and Community-Help new Housing, such as Habitat for Humanity, and provide incentives under the City Inclusionary Ordinance for market-rate for sale developers to construct inclusionary for-sale units. In Self- or Community-Help projects, city actions may include insuring site control or acquisition; selecting low income families who could successfully participate in the development; and selecting and overseeing a qualified contractor and/or construction sponsor who would supervise and manage construction.

Responsibility: Housing Authority, Redevelopment Agency
Financing: Self Help Housing Program; Inclusionary Zoning Program; Land Banking Program, Local Housing Trust Fund, HOME New Construction Program
Objectives: 75 units of low income ownership housing.
Time Frame: 1999-mid 2006
 1999-2000: Completed 10 low income units at Las Flores Court
 2000-mid 2006: 65 units

Evaluation: Three projects approved 2002-3 will include 20 affordable ownership units as follows:
 Valley Oak Villas will include 6 units restricted to moderate income homebuyers—Approved. Site improvement work is underway. Construction anticipated 2004.
 The Von Uhlig/Montrachet project includes 8 units affordable to moderate income homebuyers—Under construction.
 The Sheveland Ranch project includes 6 units restricted to moderate income homebuyers—Approved.

H-2.H Self-Help Ownership Rehabilitation. The City shall assist self-help or "sweat equity" housing for first time low or moderate income homeowners through rehabilitation of existing units who can demonstrate the ability to perform the required rehabilitation to City code standards

Responsibility: *Housing Authority*
Financing: *CDBG, HOME and inclusionary Funds*
Objectives: *20 self-help ownership units*
Time Frame: *1999-2006*
Evaluation: *No new units to date*

H-2.I First Time Homebuyer Programs. The City shall expand home ownership opportunities for low and moderate income first-time home buyers by using mortgage credit certificates (MCCs), as available and the HOME and Redevelopment Down Payment Assistance Program, the Section 8 Self Sufficiency Program, the Federal Home Loan Bank down payment program (IDEA), and the State of California Calhome Program. MCC's allow tax benefits of home ownership to be used to help secure financing. Downpayment assistance grants are available from a number of sources. An Outreach and Counseling Program helps prepare eligible applicants for homeownership.

Responsibility: *Housing Authority*
Financing: *Staff time, Mortgage Credit Certificate Program; HOME and Redevelopment Down Payment Assistance program, Federal Home Bank Loan program, Calhome program, and Outreach and Counseling Program*
Objectives: *Assist 112 low income households to become first time homebuyers*
Time Frame: *1999-mid 2006*
Evaluation: *From 1999 to mid 2002, loans and Mortgage Credit Certificates were provided to a total of 93 households. This included: 98-99: 37 loans and 4 MCC's; 99-00: 28 loans and 4 MCC's; 00-01: 11 loans; 01-02: 9 loans; 02-03: 10 loans.*

H-2.J Identify Potential Acquisition Sites. The City shall locate sites for possible acquisition by the City Housing Authority, Redevelopment Agency and/ or an affordable housing developer for affordable projects. The City may determine it is appropriate to lease land, rather than sell it.

Responsibility: *Housing Authority, Redevelopment Agency, Planning Department*
Financing: *City funding for staff time; acquisition funds from Redevelopment funds, City General funds, Inclusionary fund or other sources.*
Objectives: *Identify and acquire 3-4 sites for active efforts toward acquisition.*
Time Frame: *Actively work (and/or work with developers) to acquire sites by 2006.*

Evaluation: The Housing Element Appendix C identifies various sites suitable for potential acquisition for affordable projects. In 2002, the Redevelopment Agency set aside \$400,000 for site acquisition. The Agency and Housing Authority have subsequently purchased a 5.37 acre site on Lincoln Avenue for eventual development pending completion of the Flood Protection Project. In addition, the City lent remaining funds to Napa Valley Community Housing to assist acquisition of a site in the Terrace Shurtleff neighborhood for development of an affordable project. The City/County Housing Agreement approved in October, 2003 will provide additional funding for site acquisitions, assuming certification of the Housing Element by the State.

H-2.K Inclusionary Ordinance Amendment. The City shall review and modify the City's inclusionary ordinance by updating a nexus study enabling fee increases on non-residential projects. This may be accomplished as a joint study and fee increase with Napa County. The City may also consider changes to the ordinance to encourage on-site construction of affordable units and/or the setting aside of land for affordable units if such changes are linked to sufficient incentives that are provided by the city.

Responsibility: *Housing Authority, City Attorney*
Financing: *Costs to conduct Nexus Study (which may be shared jointly with County) from Inclusionary Funds, Redevelopment Fund*
Objectives: *Complete Nexus Study and Revised Ordinance to implement Fee increases*
Time Frame: *2002*

Evaluation: *The Nexus Study is ongoing with the County of Napa. Phase 1 related to job counts is nearing completion; Phase 2, the Nexus Study update itself did commence in 2003.*

H-2.L Affordable Housing Overlay Zones. The City shall adopt a Housing Overlay Zone and apply it to certain key sites as part of the Zoning Ordinance update. The Housing Overlay Zone may, for example, specify that the City would not accept a project below a certain density, or that the city requires a high percentage (50-60%) affordable units on these sites.

Responsibility: *Planning Department, City Attorney*
Financing: *Staff time*
Objectives: *Revised Ordinance*
Time Frame: *2002 as part of Zoning Ordinance update.*

Evaluation: *Completed. As part of the Zoning Ordinance update and in consultation with the City's Housing Advisory Committee, an Affordable Housing Overlay Zone was developed in 2002 and adopted 2003. Several larger flat sites throughout the city near services and/or transit were identified for rezoning to the Overlay District.*

The Overlay Zone has been applied to 3 low density sites (APN's 7-045-05; 38-100-16; 41-771-01). For these sites, the Overlay Zone requires that development occur at the top end of the density range and that 40% of the single family lots contain accessory second units.

The Overlay Zone is also applied to all or portions of six larger multi family and mixed use sites. (APN's 46-190-08 (portion); 44-204-01; 46-211-05, 07, 08; 2-071-10; 44-314-15, 44-291-01, 02; 44-293-01, 02; and 43-062-06 (portion)). On these sites, development must occur at the mid to upper end of the density ranges and 20% of the units must be affordable to low and very low income households. While the low density section and site rezonings were adopted August 12, 2003 with the overall Zoning Ordinance, the Council asked for added economic feasibility and design information prior to adopting the Multi Family/Mixed Use sections of the Ordinance. The latter sections and rezonings were adopted by the City Council on November 18, 2003.

H-2.M Long Term Affordability Agreements and Monitoring. The City shall continue to implement long term agreements and/or deed restrictions with developers of affordable, density bonus, or "special residential" projects, that govern their affordability, and monitor the continuing affordability of such units. A summary of units currently restricted under City development agreements has been prepared. (see Appendix B)

Responsibility: *City Housing Authority, City Attorney*
Financing: *Staff time*
Objectives: *Approve long term affordability agreements for new units developed through the Special Residential and density bonus programs, and other public financing, and provide monitoring of these agreements*

Time Frame: *Agreements: as projects occur; Monitoring is an ongoing activity.*

Evaluation: Affordable housing agreements have been completed in the last 3 years for The Vintage, The Reserve, Jefferson Street Apartments, La Homa Village, the Von Uhlig/Montrachet project, Lincoln Gardens and Hawthorne Village prior to building permit issuance. Monitoring of all affordable projects is ongoing.

H-2.N Alternative Energy Sources. The City shall encourage use of alternative energy sources such as solar energy in new residential construction and implement energy efficiency in new development and remodels/rehabilitation projects.

Responsibility: *Planning and Building Department*

Financing: *Staff time*

Objectives: *Ongoing*

Time Frame: *Ongoing*

Evaluation: The Building Department continues to require energy efficiency in new construction consistent with State Title 24 energy use standards.

Goal 3: Great Neighborhoods

H-3.A Design Process. The City shall use the design review process to insure that infill multi family housing developments meet design principles. The City may also encourage project designers to meet with neighbors during the early design stages of larger projects.

Responsibility: *Planning Commission, Planning Department*

Financing: *Staff time*

Objectives: *Implement design objectives during project review*

Time Frame: *Ongoing*

Evaluation: In 2002, as part of development of the City's new "Residential Design Guidelines", staff and a consultant preparing the Guidelines worked with several multi family developers to assure that proposed new projects would meet city design principles. This was a successful collaboration that resulted in improved project design.

An early, context based review process was approved as part of the Guidelines, is ongoing, and is being formalized with descriptive handouts.

H-3.B Design Guidelines. The City shall develop more detailed design guidelines for multi family and additional infill development throughout the City.

Responsibility: *Planning Department*

Financing: *General Fund for Consultant services*

Objectives: *Preparation of design guidelines*

Time Frame: *2002*

Evaluation: Completed. The City hired Bruce Race of RACESTUDIO to assist preparation of the "Residential Design Guidelines". That community-based process started in October, 2001 with community forums; final Guidelines were unanimously recommended by the Planning Commission on November 21, 2002 and adopted by the Council in

January, 2003. Staff has committed to refining the guidelines as needed, with an update proposed spring, 2004.

H-3.C Use of Planned Development Zoning. The City shall continue to use Planned Development regulations to promote design flexibility for residential developments, particularly for those located in unique settings.

Responsibility: Planning Department
Financing: Development review
Objectives: Use Planned Development regulations in project review to promote design flexibility
Time Frame: Ongoing

Evaluation: The Comprehensive Zoning Ordinance Update adopted August 12, 2003 continues to include a Planned Development Overlay District allowing variations from zoning standards.

Program H-3.D. Street and Subdivision Design. The City shall study street standards for new subdivisions to improve their pedestrian friendly quality and traffic calming features, and promote internal consistency between the operating standards that are used by the Fire and Public Works Departments and General Plan standards.

Responsibility: Public Works, Planning Department, Fire Department
Financing: General Fund for Consultant services
Objectives: Provide "pedestrian friendly" street standards for subdivisions
Time Frame: 2002

Evaluation: Public Works staff is updating their subdivision street standards to assure that there is internal consistency between Fire, General Plan and Public Works standard specifications. These revised standards have been approved in concept by the Traffic Advisory Committee and are currently under public review. The "Residential Design Guidelines" also established guidelines for creating pedestrian-friendly streets. The Zoning Ordinance Update adopted in August, 2003, contains a new section on "Pedestrian Friendly Street and Setback Standards" that allow setback reductions to accomplish pedestrian friendly streetscape design. (Section 17.52.360)

H-3.E Housing Mix. The City shall establish baseline housing mix information by neighborhood, and monitor and evaluate progress in achieving second units, residential care facilities, shared housing (to the extent it is regulated) and multi family uses in all residential and mixed use areas of the city. Based on results of the review, additional strategies may be formulated to increase the "fair share" mix.

Responsibility: Planning Department
Financing: Staff Time
Objectives: Monitor and increase mix of housing throughout the City of Napa
Time Frame: Every 3 years

Evaluation: Later time frame

H-3.F New Second Units. The City shall encourage a substantial portion of units in new subdivisions to include second units. The City shall work to remove disincentives such as high fees.

Responsibility: Planning Department
Financing: Private
Objectives: 70 units or 14 units/year to 2006 and fee reductions
Time Frame: End 2001 on

Evaluation: In 2002, the City approved 29 second units in the Valley Oaks project. In 2003, the Sheveland Ranch project included approval for 22 second units. In addition, since 1999, the City has approved 8 accessory second units added to existing homes.

H-3.G Second Unit Standards. The City shall modify zoning requirements to eliminate the Use Permit Requirement for second units, and will consider revisions to other City standards and fees to eliminate obstacles to second unit creation. (e.g. eliminate whole house sprinkler requirements for attached second units, and reduce fees considering their small sizes). See H-5.Ak for added detail.

Responsibility: Planning Department
Financing: Staff time
Objectives: Revised Ordinance
Time Frame: As part of Zoning Ordinance update, 2002

Evaluation: Completed. The Comprehensive Zoning Ordinance Update adopted by the Council August 12, 2003 incorporates process streamlining and other revisions to the accessory second unit section of the Ordinance (17.52.020) responding City Housing Element recommendations and later State law requirements. The new section provides performance standards and eliminates discretionary permits for accessory second units. These changes will make it easier for new second units to be constructed. The new Ordinance provides greater size flexibility for accessory second units. Fee reductions have not yet occurred and sprinkler requirements are unchanged.

H-3.H Amnesty Program. The City shall consider an amnesty program for illegal second units where the City provides a period of time for owners of illegal units to register their units and make them legal, in exchange for property owners' meeting specified health and safety standards.

Responsibility: Building, Planning, Housing, Code Enforcement
Financing: General Fund
Objectives: Development and implementation of Amnesty Program
Time Frame: By 2006

Evaluation: Later time frame

H-3.I Duplex and Triplex Standards. The City shall adopt Zoning Ordinance revisions, including performance standards to encourage duplexes and triplexes in single family designations that allow them. Performance standards shall address design and neighborhood "fair share".

Responsibility: Planning Department
Financing: Staff time
Objectives: Revised Ordinance
Time Frame: As part of Zoning Ordinance update, 2002

Evaluation: Completed. The Comprehensive Zoning Ordinance Update adopted by the Council August 12, 2003 allows duplexes and triplexes in all Single

Family Infill and Traditional Residential Infill areas throughout the City as prescribed by the General Plan. The newly adopted *Residential Design Guidelines* provide guidance for design of new duplexes or triplexes.

H-3.J Duplex and Triplexes in Other Areas. The City shall consider a General Plan Amendment to allow occasional duplexes and/or triplexes in the Single Family Residential land use category.

Responsibility: Planning Department
Financing: Staff time
Objectives: Plan Amendment
Time Frame: 2005

Evaluation: Later time frame

H-3.K Rehabilitation Programs. The City shall continue to rehabilitate substandard residential units for very low and low income renters and owners using available subsidies, in addition to code enforcement. Inspection and reduction of lead-based paint hazards are part of the rehabilitation efforts

Responsibility: Housing Authority
Financing: Community Development Block Grant Rehabilitation Program for renters, HOME Rehabilitation Program and code enforcement program enforcing existing codes and health and safety regulations.
Objectives: Rehabilitate 75 substandard rental units for very-low and low income families. Rehabilitate 22 substandard rental units for very low and low income seniors/disabled. Rehabilitate 112 units of substandard owner occupied housing for very low and low income families. Rehabilitate 15 homebuyer units acquired by first time homebuyers.
Time Frame: 1999-mid 2006

Evaluation: From 1999 to mid 2002, homeowner rehabilitation has totaled 41 units; and rental rehabilitation has totaled 35 units. Homeowner unit breakdown included: 98-99: 14 units; 99-00: 8 units; 00-01: 10 units; 01-02: 9 units; 02-03: 6 units. The rental unit breakdown included: 98-99: 14 units; 99-00: 0 units; 00-01: 9 units; 01-02: 12 units; 02-03: 6 units.

H-3.L Christmas in April Repairs. The City shall continue to organize and promote the "Christmas in April" program to assist primarily low income senior and disabled owner households with needed home repairs

Responsibility: Housing Authority
Financing: Staff time, private sources
Objectives: Provide needed repairs to 45 homes (6 units/year)
Time Frame: 1999-mid 2006

Evaluation: From 1999 through the end of 2003, City units repaired through the "Christmas in April" program have totaled 42 units or more than 8 units per year. 1999: 12 units; 2000: 10 units; 2001: 6 units; 2002: 5 units. 2003: 9 units.

H-3.M Code Enforcement. The City shall continue and strengthen code enforcement of the Housing, Electrical, Fire Prevention Codes and Health and Safety Regulations by appropriate City

evaluated as being adequate or substandard. Eligible energy improvement activities include the installation of double-pane windows, insulated doors, attic/wall/floor insulation and energy efficient heating and air conditioning systems.

H-3.Q Transportation Element Amendments. The City shall propose a stronger General Plan policy or policies and implementation program(s) to strengthen concurrency of development with infrastructure, especially streets and public transportation.

Responsibility: Public Works Department
Financing: Staff time
Objectives: General Plan Amendment
Time Frame: 2001

Evaluation: General Plan changes not yet proposed; however, City staff is paying close attention to concurrency during private development review.

H-3.R Capital Improvement Programs. The City shall continue to use the City's Capital Improvement Program funds and CDBG community development funds to a limited extent to assist in neighborhood improvement efforts. In recent years, the City has focused such CDBG community development expenditures on sidewalk improvements and has provided funds for an ADA playground at Fuller Park.

Responsibility: CIP: City Manager, Public Works and Planning Departments; CDBG: Parks and Recreation Department (CDBG Program Administrator)
Financing: Capital Improvement Funds from General Fund; CDBG annual allocations other local, state and federal sources
Objectives: Improvement of neighborhood quality through specific improvements as outlined in CIP and CDBG Consolidated Plan.
Time Frame: CIP and CDBG annual reviews

Evaluation: In 2002-03, the City's Capital Improvement Program (CIP) included funds to resurface 18 streets and to reconstruct major portions of El Centro Avenue; complete portions of the River Trail from Lincoln to Trancas and from Kennedy Park along Streblow to Soscol Avenue; a new signal at Lincoln and Solano; a public information Downtown Sign program; and nearly a million dollars for sidewalk repairs citywide.

2003-04 CIP funds included \$83,000 for Old Sonoma Road area and Redwood Road at Lynn Drive storm drain improvements; \$124,000 to construct a bicycle lane on the railroad line from Lincoln Avenue to Soscol; \$35,000 for traffic calming and overlay on East Avenue; \$80,000 for a traffic signal at Silverado Trail and Hagen Road; \$40,000 to design and implement a bikeway between Imola Avenue to Downtown; and \$60,000 to establish plan lines for several road connections called for in the General Plan. Other CIP projects included \$525,000 for annual street resurfacing; 844,000 in sidewalk and handicap ramp improvements near Phillips Elementary School, Downtown, Los Robles and other locations. Capital improvements in the CDBG program include \$225,000 for sidewalk repair and handicapped access ramp installation in the low income Los Robles neighborhood to assist in neighborhood improvement.

H-3.S Parks and Recreation Element Update. When the Parks and Recreation Element is next updated, revise to specifically target or establish a high priority for City Parks near higher density areas.

Responsibility: Parks and Recreation Department
Financing: General Fund
Objectives: Assure adequate parks in higher density areas
Time Frame: As appropriate when the Parks and Recreation Element is updated

Evaluation: Later time frame

H-3.T Retain Federally Subsidized Affordable Units. The City shall assist in retention of Federally subsidized affordable housing when feasible and necessary. This program addresses lower income projects which have received federal/state subsidies for construction but are at risk of converting to market rate projects over the next few years because their financing is coming due. Carefully review "Plans of Action" prepared for the Federal Department of Housing and Urban Development by owners of existing subsidized projects. Should the owner opt out of the subsidy program, inform tenants of any assistance that may be available to them, and consider means of acquiring or facilitating the acquisition of units threatened with conversion to market rate

Responsibility: Housing Authority
Financing: HOME Acquisition Program, Redevelopment Acquisition Program, HOME and CDBG Rehabilitation Program, Federal HOME Loan Affordable Housing Program, Low Income Housing Preservation Program, and other sources of funds
Objectives: Conserve 75 units in Charter Oaks and 14 units in Creekside Park Apartments.
Time Frame: 1999-mid 2011
Evaluation: In 2000, Charter Oaks was conserved for very low and low income households. The new owner purchased the property using interim financing. The City made a commitment to loan a small amount of funds, to be repaid in 2005, and more recently issued Revenue Bonds on the project's behalf to pay for the interim financing and for rehab costs. The Revenue Bonds require continued affordability of the units.
 In 2003, the Housing Authority was awarded 14 new Vouchers worth over \$110,000 annually to provide affordable rental assistance to the 14 families residing at Creekside Park Apartments that were at risk of losing their subsidized housing. All families continue to reside at Creekside Park but can now also use the Voucher to move to other affordable housing opportunities in the community if they so desire.

H-3.U Rental Acquisition and Maintenance. The City shall also acquire existing rental housing to rehabilitate it and maintain it as affordable housing.

Responsibility: Housing Authority
Financing: HOME Acquisition Program, Redevelopment Acquisition Program, HOME and CDBG Rehabilitation Program, Federal HOME Loan Affordable Housing Program, Low Income Housing Preservation Program, and other sources of funds
Objectives: Acquire 75 units and maintain them as affordable
Time Frame: 1999-mid 2006
Evaluation: Units acquired for rehabilitation and affordable rentals since 1999 include Oran Court (13 low income units), Villa de Adobe on Clay Street (12 low income units), and 1219 Jefferson Street (6 low income/disabled

units) purchased by Catholic Charities and rehabbed by the Housing Authority using CDBG and HOME funds. Catholic Charities also purchased an 8 unit rental for low income/disabled purchased at 1070-1076 Imola Avenue. Catholic Charities has also acquired a new shared living home at 1046 Bella Drive.

H-3.V Condominium Conversion Ordinance. The City shall revise the condominium conversion ordinance to use a more realistic apartment vacancy rate based on an annual survey of local apartment vacancies and continue to deny condominium conversion of rental units when the city wide vacancy factor is found to be less than three percent, defined as a "severe housing shortage". If the vacancy factor is more than 3% but less than 5% the city may allow conversion of one-half the total number of rental units built that year to condominium units.

Responsibility: Planning Department, Planning Commission
Financing: Staff time
Objectives: Revise condominium conversion ordinance
Time Frame: Part of the Zoning Ordinance update 2002

Evaluation: Completed. The Comprehensive Zoning Ordinance Update adopted by the Council August 12, 2003 includes the revised vacancy rate as described above. (Section 17.52.080)

H-3.W Permits for Rental Conversions. To the extent consistent with State law the City shall, in its zoning ordinance update, require use permit for conversions of rental housing to other uses.

Responsibility: Planning Department, Planning Commission
Financing: Staff time
Objectives: Revise zoning ordinance
Time Frame: Part of the Zoning Ordinance update 2002

Evaluation: Completed. The Comprehensive Zoning Ordinance Update adopted August, 2003 incorporates a Use Permit for conversion of rental housing to nonresidential uses. (Section 17.52.100)

H-3.X Mitigation Fees for Loss of Units. The City will add a mitigation fee for loss or conversion of rental units to uses in addition to condominiums. Reasonable mitigation should be consistent with Federal Relocation Laws.

Responsibility: Planning Department, City Attorney
Financing: Staff time
Objectives: Revise Inclusionary Ordinance (or develop other ordinance) to require fee for loss of units
Time Frame: 2003

Evaluation: Completed. The Comprehensive Zoning Ordinance Update adopted August, 2003, requires those converting or demolishing multi family rental units to non residential uses to pay Housing Impact Fees for the space converted/lost. In addition, when vacancy rates are less than 3%, conversion requires additional mitigation (fees or equivalent) as negotiated with the Housing Director.

H-3.Y Rental Mediation. The City shall assist efforts to protect renters from unreasonable rental increases through a process of conciliation, mediation and fact-finding consistent with the current City Charter.

Responsibility: City Manager's Office
Financing: Staff time; mediation services
Objectives: Put in place a program for rent mediation.
Time Frame: Adopt ordinance by 2001.

Evaluation: The City Manager's Office developed a draft rental mediation program in 2000 for review by the City Council. The Council decided not to adopt a new ordinance at that time, preferring to rely on voluntary mediation programs already in place.

Goal 4: Housing for Our Special Needs

H-4.A Emergency Shelters. The City shall continue to assist in funding existing NCCEO, NEWS and winter shelter operations, and assist acquisition of existing facilities that can be converted to expand Emergency Shelters for Homeless Families and single persons with special needs. There is a critical need for a permanent emergency shelter for single men and women. The current facility is leased space not adequate for a shelter and subject to closure. Likewise, the existing battered women's shelter cannot accommodate all domestic violence victims in need of shelter.

Responsibility: Housing Authority, City Manager, Parks and Recreation Department (CDBG Grants and Project Manager)
Financing: CDBG, Continuum of Care, Domestic Violence Acquisition Program, and other state and federal funds.
Objectives: Expand existing shelters including acquisition of site and construction of permanent shelter. (CDBG monies): 5 year goal is permanent emergency shelters for 35 single men, 20 women and 20 families.
Time Frame: 2003
Evaluation: Existing shelters continue to operate with assistance. No expansion of such shelters are imminent. However, the Housing Authority is participating in the Gasser site Master Plan effort; a new homeless facility site is included as part of the draft Master Plan.

H-4.B Permanent Supportive Housing. As recommended in the Continuum of Care Strategy, the City shall support development of a Permanent Supportive Housing for Homeless for Persons with Disabilities Project.

Responsibility: Housing Authority in coordination with non-profits
Funding: Continuum of Care federal funds with local match
Objectives: Provide 8 bed permanent facility
Timing: 2003

Evaluation: Catholic Charities received funds to purchase a facility for permanent housing for 8 mentally disabled homeless persons in 2002 located at 1070-1076 Imola Avenue.

H-4.C Support Services. The City shall continue to promote, support and implement additional support facilities and services to homeless persons and non-homeless persons with special needs. A major intent is to reduce barriers that hinder their ability to obtain and retain housing.

Responsibility: Housing Authority in coordination with Napa Valley Non-Profit Coalition of Agencies

Financing: CDBG, Section 811 Supportive housing for Persons with Disabilities, Emergency Shelter Grants to improve services of existing shelters and expand capacity for services; Housing Opportunities for persons With AIDS for supportive services

Objective: Provide additional support facilities and services

Time Frame: Day Services Center for Homeless by 2001; Other services by ongoing contingent on funding

Evaluation: The Hope Resource Center, a day services center for homeless located in the Methodist Church downtown, was approved August, 2000 and completed and operational by July, 2001.

H-4.D Rental Assistance for Special Needs. The City shall provide Increased Rental Assistance for Homeless Persons and Persons with Special Needs. The Housing Authority currently operates a Transitional Housing Program that coordinates the provision of 25 Vouchers with supportive services provided by the Napa Valley Shelter Project and Napa Emergency Women's Shelter for battered women and their families and homeless families.

Responsibility: Housing Authority, City Manager, Parks and Recreation Department (CDBG Grants and Project Manager)

Financing: CDBG, Section 8 and other Federal funds

Objectives: 50 additional Rental Assistance Vouchers (5 year goal)

Time Frame: Ongoing

Evaluation: In January, 2002, the City received "Shelter + Care" Vouchers in 01-02 to assist 8-10 additional renters. In addition the City received 30 new mainstream rental assistance vouchers in 2002.

By 2003, the Rental Assistance program for Homeless and Special Needs was integrated into the regular Housing Choice Voucher Program. In January, 2003, the Housing Authority received 30 additional Mainstream Vouchers to assist persons with disabilities who are working with supportive services agencies. While the Housing Authority applied for an additional 30 Mainstream Vouchers in July, that application was denied. Under the Continuum of Care, in July 2003, the Housing Authority applied for two Shelter Plus Care Grants. In December, 2003 the Housing Authority was awarded one grant and denied the other. The new grant in the amount of \$239,000 will assist 8 individuals with disabilities. The Family Unification Program currently assists 11 households who need help with housing in order to maintain their children in their homes. Overall, the Housing Authority has exceeded its 5 year goal by acquiring 78 new Vouchers targeted to families and individuals with Special Needs.

H-4.E Capital Improvements for Non-Profit Facilities. The City shall continue to support rehabilitation of non-profit facilities per the CDBG Consolidated Plan.

Responsibility: Housing Authority; Parks and Recreation (CDBG Program Administrator)

Funding: CDBG annual allocations

Objectives: Provide funds to assist in maintenance of non-profit facilities serving low income and special needs groups.

Timing: Annual CDBG allocations.

Evaluation: In 2002, the City funded \$180,617 in CDBG funds for facility improvements to 10 non-profit facilities that provide services to Napa's

most needy residents. In 2003, funds in the amount of \$183,375 were provided to cover improvements to 10 additional non-profit facilities.

H-4.F Encourage New SRO's. The SRO Ordinance shall be amended as part of the zoning ordinance update to expand the types of SRO development that may be permitted (e.g., not strictly very low and low income). In addition, consider zoning provisions to encourage SRO's and "studio apartments" through the use of density bonus provisions, or other provisions that may equate SRO units or studio apartments on a 2 to 1 basis with 2 bedroom apartments, and review of parking, development and management standards.

Responsibility: Planning Department, City Attorney
Financing: Staff time
Objectives: Revise SRO Ordinance; 20 units
Time Frame: Ordinance revision as part of Zoning Ordinance Update 2002; units by 2006

Evaluation: Completed. The Comprehensive Zoning Ordinance Update adopted August, 2003, includes revisions to the SRO ordinance expanding the types of SRO's conditionally permitted. It also includes provisions to equate small SRO units on a 2:1 basis with larger units.

H-4.G Rehabilitate Existing Facilities for SRO's. The City shall support efforts to rehabilitate existing facilities to provide SRO housing for special needs groups. There is a lack of SRO units in the City for individuals with service needs related to mental illness, alcohol and drug abuse, AIDS and other related diseases and disabilities.

Responsibility: Housing Authority working with County social service and Mental Health Agency
Financing: CDBG and HOME Rehabilitation Programs and other federal funds.
Objective: Rehabilitate 37 units of housing to SRO units
Time Frame: 1999-mid 2006

Evaluation: None to date.

H-4.H Include Transitional Housing. The City Housing Authority shall, as a priority and as feasible, set aside 10% of new very low and low income rental units developed under program H-2.F for transitional housing for special needs groups.

Responsibility: See H-2.F
Financing: See H-2.F
Objectives: 24 units (of the 236 units) provided for transitional housing for special needs groups
Financing: See H-2.F

Evaluation: To date, 4 units are reserved for transitional housing in Whistlestop Apartments, completed in 2000. The Draft Gasser Master Plan under review by the City also proposes to incorporate space for additional transitional housing.

H-4.I Group Residential Amendment. The zoning ordinance update shall be amended to permit group residential in appropriate zoning designations per the City's General Plan and review parking standards and other requirements for these uses.

Responsibility: Planning Department, Planning Commission
Financing: Staff time
Objectives: Revise ordinance

Time Frame: Part of the Zoning Ordinance update 2002

Evaluation: Completed. The Comprehensive Zoning Ordinance Update adopted August, 2003, has incorporated the "group residential" term and allows such housing per the City's General Plan.

H-4.J Special Residential. The City shall continue to allow, by use permit densities up to 60 units/acre on sites designated Multi-Family Residential using the "Special Residential" density bonus policy for low and moderate income elderly/disabled, but revise and tighten this policy to encourage greater affordability.

Responsibility: Housing Authority, City Attorney and Planning Department

Financing: Staff time, density bonus, Section 202 Program, Low Income Housing Tax Credit

Objectives: Provide 310 units of housing for very low or low-income elderly and/or disabled (The Vintage, The Reserve and Jefferson Street) through use of policy; Amend Special Residential policy

Time Frame: 1999-mid 2006 for construction. Amendment of policy by 2002 with Zoning Ordinance update

Evaluation: Complete. The three senior low and very low income projects totaling 310 units have noted above are completed or are currently under construction. They include the Jefferson Street Apartments (78 units); The Reserve (115 units) and The Vintage (117 units).

In addition, the Comprehensive Zoning Ordinance Update adopted August, 2003 has revised the "special residential" provisions into the new density bonus section for consistency with State law. (Section 17.52.130)

H-4.K Coordination with County on Farmworker Housing. The City shall continue to evaluate and propose joint City and County measures to address the housing needs of farmworkers through the Napa County Farmworker Oversight Committee. Seasonal farmworker housing is typically located in vineyard areas while the City's has been a source of permanent rental housing. Assist farm workers in finding available housing by distributing bilingual information and working with existing non-profit agencies, such as Napa Valley Community Housing and California Human Development Corporation that provide services and housing for farm workers.

Responsibility: Housing Authority

Financing: Staff time

Objectives: Promote access to new permanent housing in the City and work with Oversight Committee and non-profit agencies

Time Frame: Ongoing

Evaluation: The City continues to participate in the Countywide Farmworker Oversight Committee. The most recent project to be approved is a new 60 person facility in the St. Helena Area. In addition, the Housing Authority required provision of necessary housing for all farmworker employees required to develop and operate the vineyard acres and the winery operations at the 900+ acre Stanly Ranch (in City limits) as part of a vineyard expansion use permit (approved 12/00—00-166 UP). Additionally, 14 units in the Magnolia Park affordable housing development (approved fall, 2003) will be reserved for permanent farmworker families living and working in Napa County.

Goal 5: A Strong Sense of Community and Responsibility

H-5.A Zoning Revisions. Zoning ordinance revisions to be accomplished (many of which have been noted in earlier sections) include:

- a. Immediately rezone all sites designated "Multi Family Residential" in the General Plan to a consistent "Multi Family Residential" zoning district. (See proposed revisions, APPENDIX A).
- b. Immediately eliminate Use Permit requirements for multi family projects in Multi Family Residential zones but provide that Design Review Permits for multi-family projects over 10 units will go to the Council. (See proposed revisions, APPENDIX A).
- c. Continue to allow the renting of rooms to 1 or 2 persons as an accessory use but eliminate parking requirements for that accessory use.
- d. Revise density bonus provisions in Chapter 17.84 to apply to certain types of workforce housing, duplexes and triplexes, potentially studio units, and to specify the density bonus amount for certain multi family projects.
- e. Provide for an Affordable Housing Overlay Zone.
- f. Review and revise Home Occupation ordinance.
- g. Review and potentially revise height bonus provisions for the Downtown.
- h. Provide for "group residential" or similar category as a conditional use in compatible zoning districts.
- i. Revise SRO ordinance to provide greater application and review/revise standards.
- j. Revise Special Residential policy to tighten affordability requirements.
- k. Eliminate Use Permit requirements for second units that meet adopted standards. Second units would require an administrative review with neighbor and Planning Commission notice. If there is no objection by neighbors or the Planning Commission, the project would be approved. Otherwise, the item could be appealed during a 10 day appeal period (at no cost) and would be reviewed by the Planning Commission.
- l. Add Use Permit for conversion of rental housing to other uses as permitted by law.
- m. Parking Standards: Review and analyze all residential parking standards and consider possible reductions to reflect current needs and mitigate identified constraints to housing. Examples of "best practices" to be considered include, but are not limited to allowing the potential for landscape parking reserves that can be designated for parking if needed in the future, but in the interim, can be used for landscaping, a tot lot or garden; reduced parking requirements in multi family locations near transit and services; shared parking standards for residential mixed use; and increased use of compact spaces.
- n. Review zoning ordinance for provisions that would enhance fair housing.

Responsibility: Planning Department, City Attorney
Financing: Staff time
Objectives: Revise Zoning Ordinance
Time Frame: 2002 as part of Zoning Ordinance Update

Evaluation: Completed. Items a. and b. were completed with the adoption of the Housing Element. The remaining items, which summarize the zoning changes needed from various other Housing programs, have been incorporated into the Comprehensive Zoning Ordinance Update adopted August, 2003.

- For item c, room rentals, see Section 17.08.020C. This section was amended to allow room rentals in single family homes without added parking.
- For item d, density bonuses, see Section 17.52.130 and earlier discussion under H-1.D and 1.E. Section 17.52.130E addresses density bonuses for affordable duplexes and triplexes.
- For item e, Affordable Housing Overlay Zone, see Chapter 17.36 and earlier discussion under H-2.L.
- For item f, Home Occupation Ordinance, see Chapter 17.52.240 and earlier discussion under H-1.H.
- For item g, height bonuses, see Section 17.52.210 and earlier discussion under H-2.A.
- For item h, "group residential", see 17.08.020A and earlier discussion under H-4.L.
- For item i, SRO's, see 17.52.460 and earlier discussion under H-4.F.
- For item j, Special Residential policy, see 17.52.130 and earlier discussion under H-4.J.
- For item k, second units, see 17.52.020C and earlier discussion under H-3.G.
- For item l, conversion of residential, see 17.52.100 and earlier discussion under H-3.W and 3.X.
- For item m, parking. See Chapter 17.54 and 17.48.060.C. Special parking reserves are now permitted under 17.54.090. Parking standards for multi family along crucial corridors (:TI Traffic Impact Overlay Zone) have been reduced; the prior ordinance mandated a 20% increase in parking on major traffic corridors. Shared Parking for residential mixed use is permitted under 17.54.080B. Increased use of compact parking spaces has been permitted in 17.54.100; previously 30% compact spaces were permitted only for residential *guest* spaces; now 30% compact spaces may be provided for the residential uses as well.
- For item n, the City Attorney's office reviewed the ordinance to assure that the ordinance is consistent with fair housing law.

H-5.B Priority Processing. The City shall adopt Policy, applicable to all departments, giving priority both before and after discretionary approvals to 100% affordable projects, or projects meeting inclusionary requirements onsite over other applications received earlier and potentially, over City projects not involving immediate health or safety matters.

Responsibility: City Manager's Office, Interdepartmental
Financing: Staff time
Objectives: Develop policy for project processing during and after approvals
Time Frame: 2002

Evaluation: Formal inter-departmental policy not yet adopted. However, the Maximus "Assessment of the Development Review Process", completed and endorsed by Council in December, 2002, calls for improving and expediting review of ALL development applications from their inception